



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**ROOSEVELT SQUARE**

**1002 S RACINE/1257 W ROOSEVELT ROAD/1357 W  
ROOSEVELT ROAD/1322 W TAYLOR. 25<sup>TH</sup> AND 28<sup>TH</sup>  
WARDS**

**LR ABLA LLC**

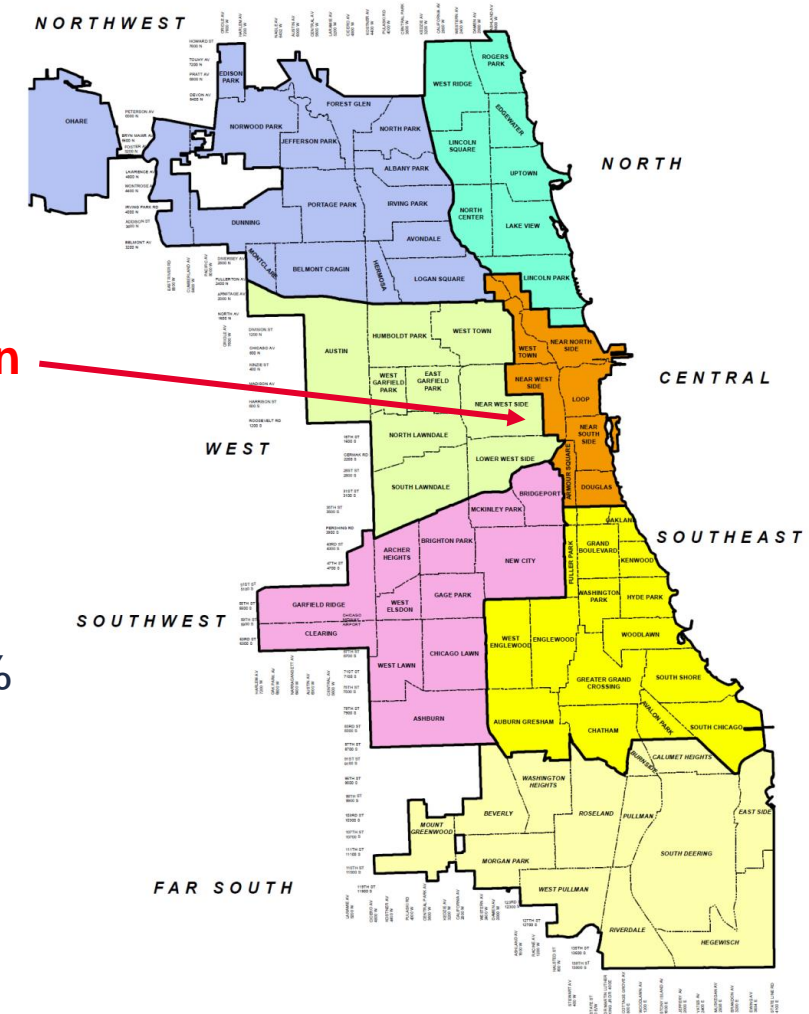
07/15/2021

# ★ Community Area Snap Shot

## COMMUNITY AREA INFORMATION:

- Located on the Near West Side Community Area
- Near West Side Demographic Information:
  - Diverse neighborhood, 41% White, 28% Black, 19% Asian and 9% Hispanic or Latino
  - Household income of 25% of the neighborhood under \$25,000
  - Household income for 26% of the neighborhood over \$150,000
  - 83% of the neighborhood has 1 or less cars.
- Formally the site of CHA's ABLA Homes. Redevelopment as Roosevelt Square began in 2004
- Northern portion of Roosevelt Square located in Chicago's Little Italy Neighborhood

Project Location



# Planning Context



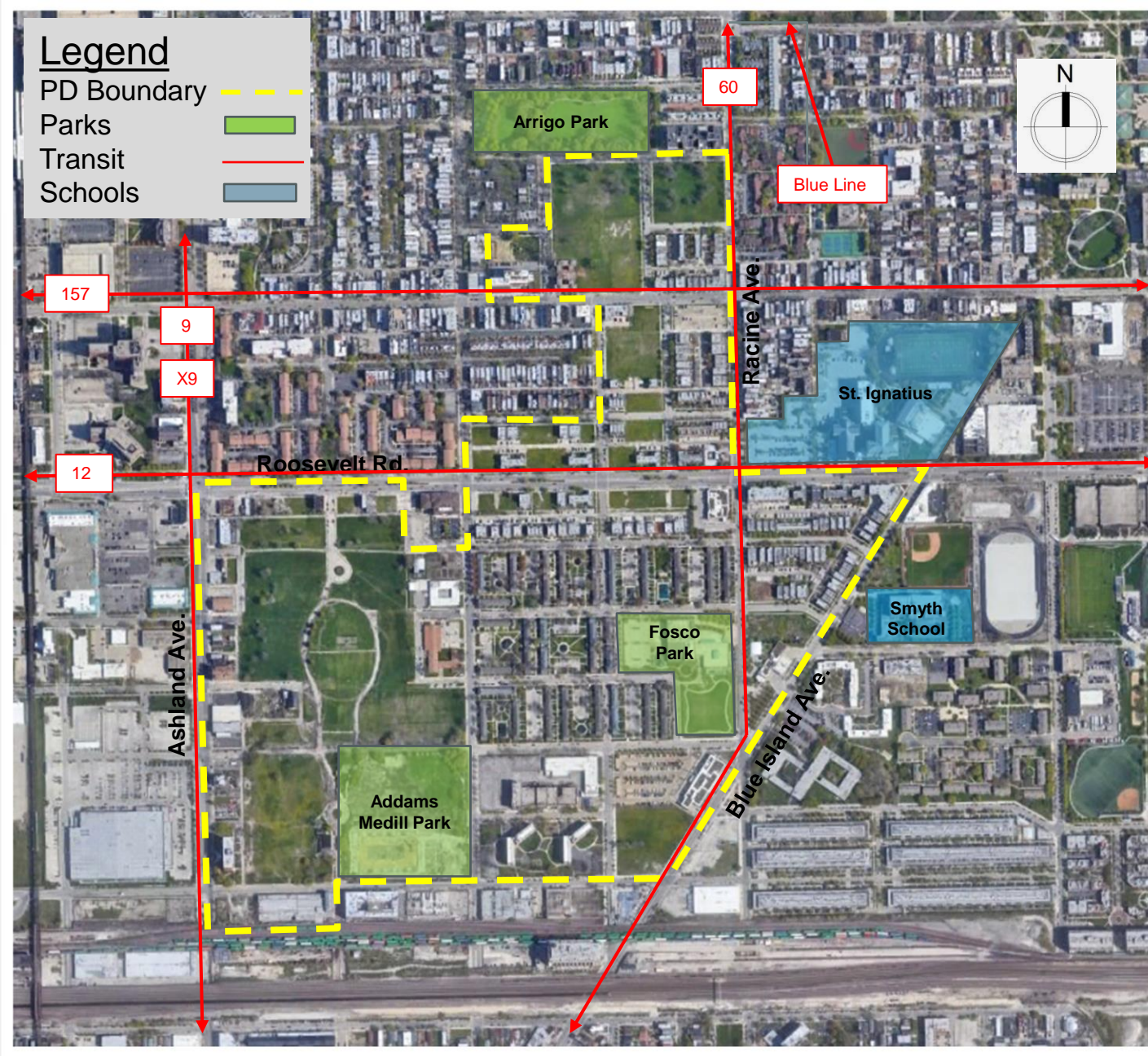
## **Plan for Transformation/Moving to Work**

- 2000
- Chicago Housing Authority/HUD
- Creation of Mixed Income Communities at CHA housing sites

## **Greater Roosevelt Square – Planning for the Future**

- 2016
- Chicago Housing Authority
- Reimagine the final phases of the Plan for Transformation, coordinating public, and private investments to develop healthy, vibrant communities





**SITE CONTEXT PLAN**



# Project Timeline + Community Outreach

- City Council Introduction March 24, 2021
- Community Meetings:
  - March 11, 2021
  - June 21, 2021
- Changes resulting from community input:
  - Community Market secured for 1002 S. Racine



## Completed



**222 new apartments**  
**184 rehabbed apartments**  
 Estimated Spring 2023 completion

**T1: 1002 S. Racine Ave.**  
 67 apartments

**R2: 1257 W. Roosevelt Rd**  
 70 apartments

**R3: 1357 W. Roosevelt Rd**  
 70 apartments

**National Public Housing Museum**  
 925 S. Ada St.  
 15 apartments

**Roosevelt Square I Rehab**  
 184 apartments

Existing Taylor Street Apartments and  
 Little Italy Branch Library



## Proposed







**222 new apartments**  
**184 rehabbed apartments**  
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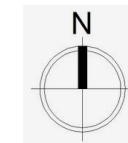
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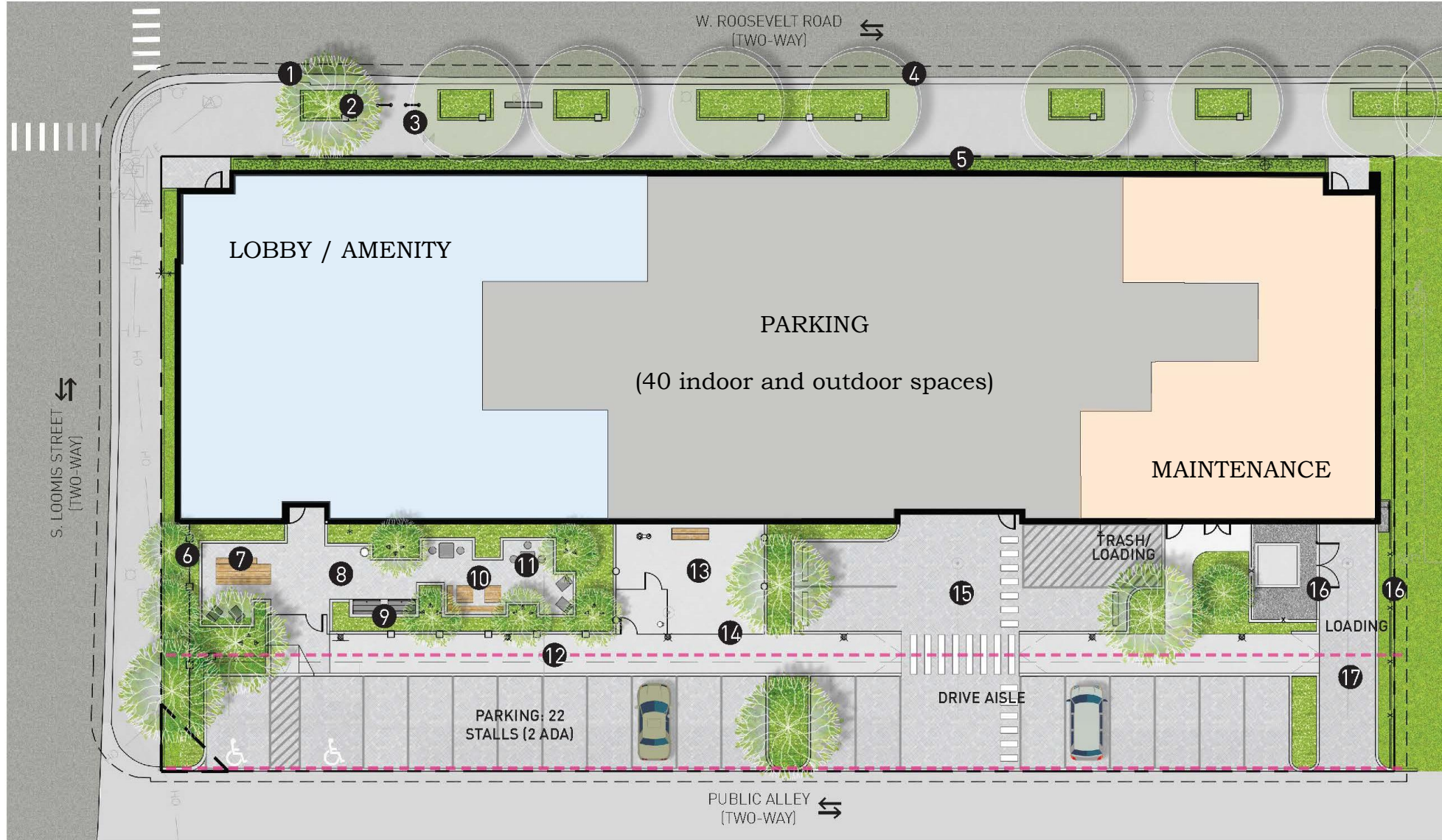
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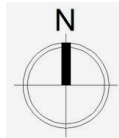


UPDATE



**LEGEND:**

- ① PARKWAY PLANTER WITH RAILS
- ② PROPOSED SHADE TREE
- ③ BIKE RACKS
- ④ EXISTING SHADE TREE
- ⑤ LANDSCAPE EDGE
- ⑥ 4'H ORNAMENTAL FENCE & GATES
- ⑦ PICNIC SET
- ⑧ DECORATIVE UNIT PAVER
- ⑨ GRILLS
- ⑩ GAME TABLES
- ⑪ CAFE SET
- ⑫ PEDESTRIAN CONCRETE
- ⑬ DOG RUN
- ⑭ 6'H ORNAMENTAL FENCE & GATES
- ⑮ PERMEABLE VEHICULAR PAVING
- ⑯ 6'H OPAQUE FENCE & GATES
- ⑰ 20' STORMWATER EASEMENT (1355 W ROOSEVELT)



**1257 and 1357 W. Roosevelt Road Site Plan**



# 1257 W. Roosevelt Rd.

70 apartments

**Architect:** DesignBridge

**Amenities:** Fitness Room, Outdoor  
Amenity Space, Dog Run, Package  
Room



View looking southeast





1257 W. Roosevelt Rd.  
View looking northeast



# 1357 W. Roosevelt Rd.

70 apartments

**Architect:** DesignBridge

**Amenities:** Fitness Room, Outdoor  
Amenity Space, Dog Run, Package  
Room



View looking southeast



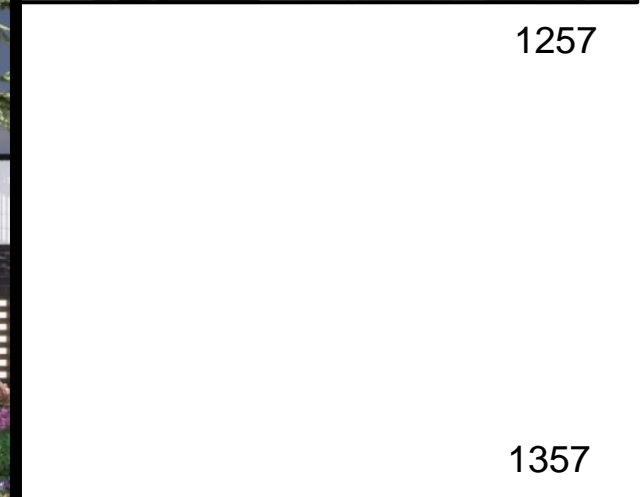


1357 W. Roosevelt Rd.  
View looking northeast

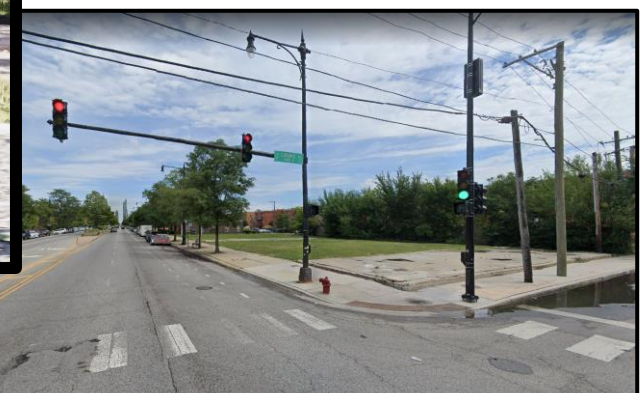




1257



1357





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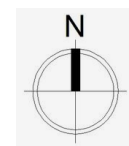
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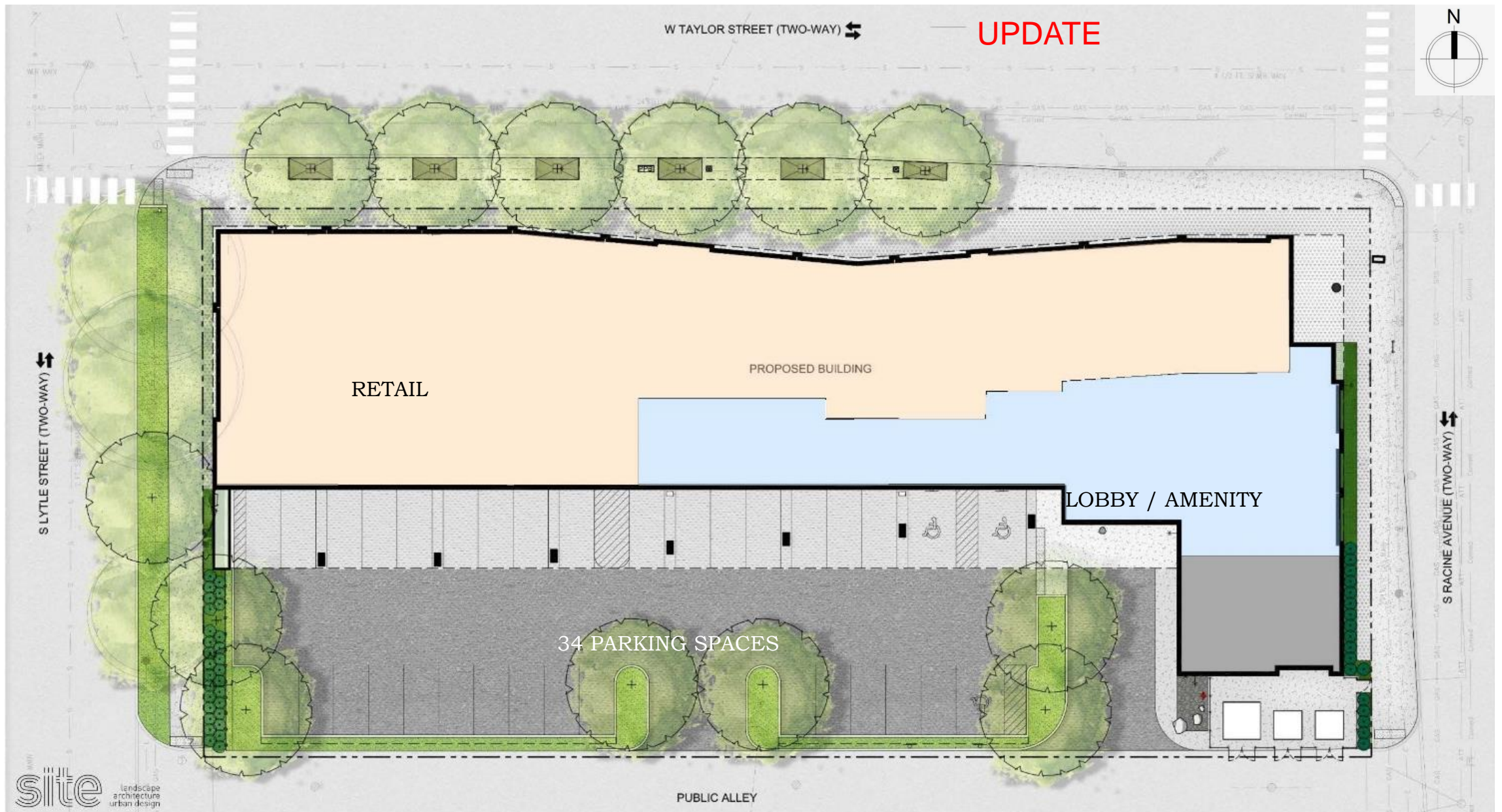
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## Roosevelt Square 3B Overview



1002 S. Racine Ave Site Plan



# 1002 S. Racine Ave.

67 apartments

Architect: Moody Nolan and Landon Bone Baker

Amenities: Fitness Center, Package Room, Our and Indoor Amenity Space



View looking southwest





1002 S. Racine Ave.  
View looking southeast





Pedestrian Context



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Estimated Spring 2023 completion

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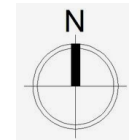
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## Roosevelt Square 3B Overview







# National Public Housing Museum

The National Public Housing Museum is the only cultural institution devoted to telling the story of public housing in the United States.

Museum Architect: Landon Bone Baker

Residential Architect: HED



Pedestrian Context



Compliance Options		Points Required	Sustainable Strategies Menu																											
Compliance Paths	Starting Points	Number of Optional Points Required (New Construction / Substantial Rehab / Moderate Rehab)	Sustainable Strategies Menu																											
			Sustainable Strategies Menu																											
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			Sustainable Strategies Menu																											
Options Without Certification			Sustainable Strategies Menu																											
All Options Available			8	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	10	
Options With Certification			Sustainable Strategies Menu																											
LEED Platinum			95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	NA	NA	NA	NA	20	10	20	NA	10	5	10
LEED Gold			90	10 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	NA	NA	NA	NA	20	10	20	NA	10	5	10
LEED Silver			85	20 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	NA	NA	NA	NA	20	10	20	NA	10	5	10
Green Globes 4-Globes			90	10 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	NA	NA	NA	NA	20	10	20	NA	10	5	10
Green Globes 3-Globes			85	20 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	NA	NA	NA	NA	20	10	20	NA	10	5	10
Green Globes 2-Globes			75	30 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	NA	NA	NA	NA	20	10	20	NA	10	5	10
Living Building Challenge			100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	NA	NA	NA	NA	20	10	20	NA	10	5	10
Living Building Challenge Petal			95	10 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	NA	NA	NA	NA	20	10	20	NA	10	5	10
Enterprise Green Communities*			85	20 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	NA	NA	NA	NA	20	10	20	NA	10	5	10
PassiveHouse			75	30 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	NA	NA	NA	NA	20	10	20	NA	10	5	10

\*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-Family (x-5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

\*Does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF-Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope

Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

## Substantial Renovation 55 Points

## New Construction 105 Points

Chicago Sustainable Development Policy 2017<sub>01.12</sub>

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LEED Gold			90	10 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	NA	NA	NA	20	10	20	NA	10	5 / 10
LEED Silver			85	20 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	NA	NA	NA	20	10	20	NA	10	5 / 10
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Green Globes 2-Globes			75	30 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	NA	NA	NA	20	10	20	NA	10	5 / 10
Living Building Challenge			100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	NA	NA	NA	20	10	20	NA	10	5 / 10
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## Roosevelt Square 3B Exceeds ARO Requirements

Roosevelt Square 3B Unit Mix Overview				
	CHA (20% - 60% AMI)	Affordable (60% - 80% AMI)	Market (Unrestricted)	TOTAL
Taylor Street Apartments and Library	37	29	7	73
T1: 1002 S. Racine Ave.	17	0	50	67
R2: 1257 W. Roosevelt Rd.	29	20	21	70
R3: 1357 W. Roosevelt Rd.	29	20	21	70
National Public Housing Museum	5 (PBV)	5	5	15
TOTAL %	40%	25%	35%	295



# Community Commitment / Benefits

- \$100 million investment in the community
- New homes for residents of all backgrounds
- Significant rehab of existing homes
- Neighborhood market on Taylor Street



**465+**  
community  
residents  
hired across  
29 projects.



**31**  
small businesses across Chicago have  
participated in the program that provides  
mentorship, ongoing support, and training.



**\$268M+**  
in contracts awarded to  
businesses that are owned  
by underrepresented groups  
including women.



**17**  
first-opportunity  
contracts for local  
startups.



**20+**  
small businesses have received loan funds  
that offer a path to obtaining low-interest  
loans, secured through funds raised by  
industry leaders.



# Equity, Diversity and Inclusion Directive in Action

A pipeline of business solutions and skilled professionals benefitting Chicagoans on the South and West Sides



## PARTNERS

### HIRE 360

MBE/WBE contractors and vendors

Workforce development initiative

Emerging business support

Vendor/manufacturing outreach

### COMMUNITY INCLUSION COUNCIL

Trusted civic, business and community partners

Diversity, equity and inclusion guidance

### CONSTRUCTION OPERATIONS COMMITTEE

On-site culture and professionalism skills training

### PROFESSIONAL PLUS

Proactive promotion of diverse architecture, engineering and consulting opportunities

## PROGRAMS

### PAVING THE PATH

Low-interest loans, secured through funds raised by leaders across industries

### SMALL BUSINESS MENTORSHIP

On-going mentorship, support and training

## Project Consultant Team – Nearly 75% M/WBE



**LANDON BONE BAKER** ARCHITECTS

**DESIGNBRIDGE**  
ARCHITECTS & DESIGNERS



**ENGAGECIVIL**  
INCORPORATED



**BURO HAPPOLD**  
ENGINEERING



Maestros Ventures, llc

NovoSustainability



Shiner Acoustics, LLC



**ECONOMIC AND COMMUNITY BENEFITS**



## Project General Contracting Team – 100% MBE



*B3 Teaming Partner*



## **DPD Recommendations (staff to complete)**